

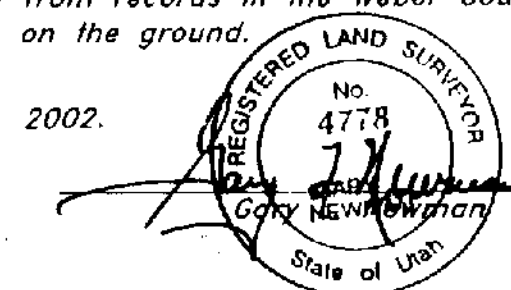
Brier Ridge P.R.U.D. Phase No. 1

A part of the Southwest 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey
South Ogden City, Weber County, Utah

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Brier Ridge P.R.U.D. Phase No. 1, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this 21st day of February, 2002.

4778
License No.



NARRATIVE:

This survey and subdivision plat were requested by Mr. Ed Green for the purpose of creating a Sixty four (64) unit townhouse development. Brass Cap Monuments were found at the Northwest corner of the North-south 1/4 and the Northeast corner of the Southwest 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey. A line bearing S 0°36'34" W between these two monuments was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U. S. Survey; Beginning at the Southwest corner of Granite Pointe Phase 1 a subdivision in in South Ogden City, Weber County, Utah said point being 1482.04 feet North 88°38'36" West along the Quarter Section line and 849.35 feet South from the Northeast corner of said Quarter Section; running thence two (2) courses along the Southerly boundary of said Granite Pointe Phase 1 as follows: Northeasterly along the arc of a 207.31 foot radius curve to the right a distance of 107.90 feet (Long Chord Bears North 75°05'19" East 106.69 feet); and East 2.81 feet; thence South 0°37'04" West 887.28 feet; thence South 78°54'12" West 308.49 feet; thence North 1°04'47" East 142.89 feet; thence North 7°12'40" East 113.56 feet; thence North 74°54'05" East 71.55 feet; thence North 0°37'04" East 277.19 feet; thence North 38°13'49" West 146.73 feet; thence South 60°10'39" West 28.81 feet; thence North 29°49'21" West 118.58 feet to the southeasterly boundary of Brier Pointe No. 1 a subdivision in South Ogden City, Weber County, Utah; thence three (3) courses along said southeasterly boundary as follows: North 60°10'39" East 180.00 feet; North 63°36'40" East 50.09 feet and North 60°10'39" East 105.00 feet to the point of beginning
Contains 5.498 Acres

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the hereon described tract of land do hereby set apart and subdivide the same into lots, private streets and common areas as shown on this plat and name said tract "Brier Ridge P.R.U.D. Phase No. 1", do hereby dedicate and reserve unto themselves, their heirs, grantees and assigns, a right of way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as private streets as access to the individual lots, to be maintained by a Home Owners Association consisting of said owners, their grantees, successors or assigns, also grant and convey to the Home Owners Association all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes and grant and dedicate to South Ogden City a perpetual Open Space Right and Easement on and over the Common Areas to guarantee that said Common Areas remain forever open and undeveloped except for approved purposes, also dedicate, grant and convey to South Ogden City a perpetual right and easement over, upon and under the lands designated on the plat as Common Area, Private Streets and Easements for Public Utility and Drainage purposes as indicated hereon, the same to be used for the installation, maintenance and operation of public utility service lines and storm drainage facilities, the same to be maintained and managed by the Home Owners Association, the terms and conditions of said dedications are set forth in the Declaration of Covenants, Conditions and Restrictions recorded concurrently herewith.

Signed this _____ day of _____, 2002.

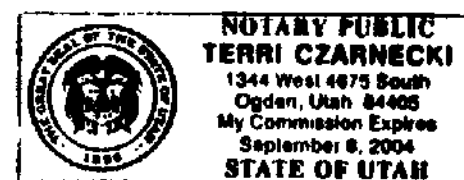
Edward D. Green
Edward D. Green - Manager

ACKNOWLEDGMENT

State of Utah
County of Weber

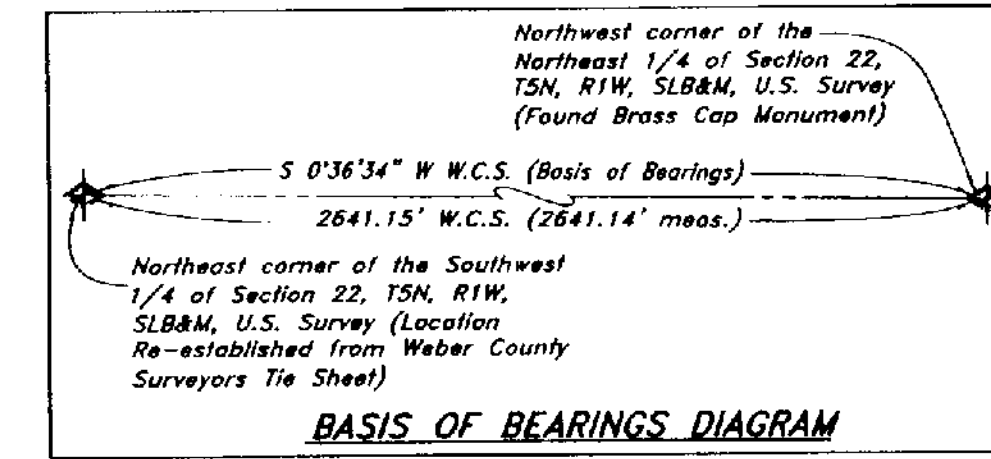
On the 22nd day of February, 2002, personally appeared before me, Edward D. Green who being by me duly sworn did say that he is Manager of Brier Pointe L.L.C. and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its members and Edward D. Green acknowledged to me that said Limited Liability Company executed the same.

Residing at: Weber County, Terri Czarniecki
Commission Expires Sept 8, 2007 Terri Czarniecki
Notary Public Commissioned in Utah



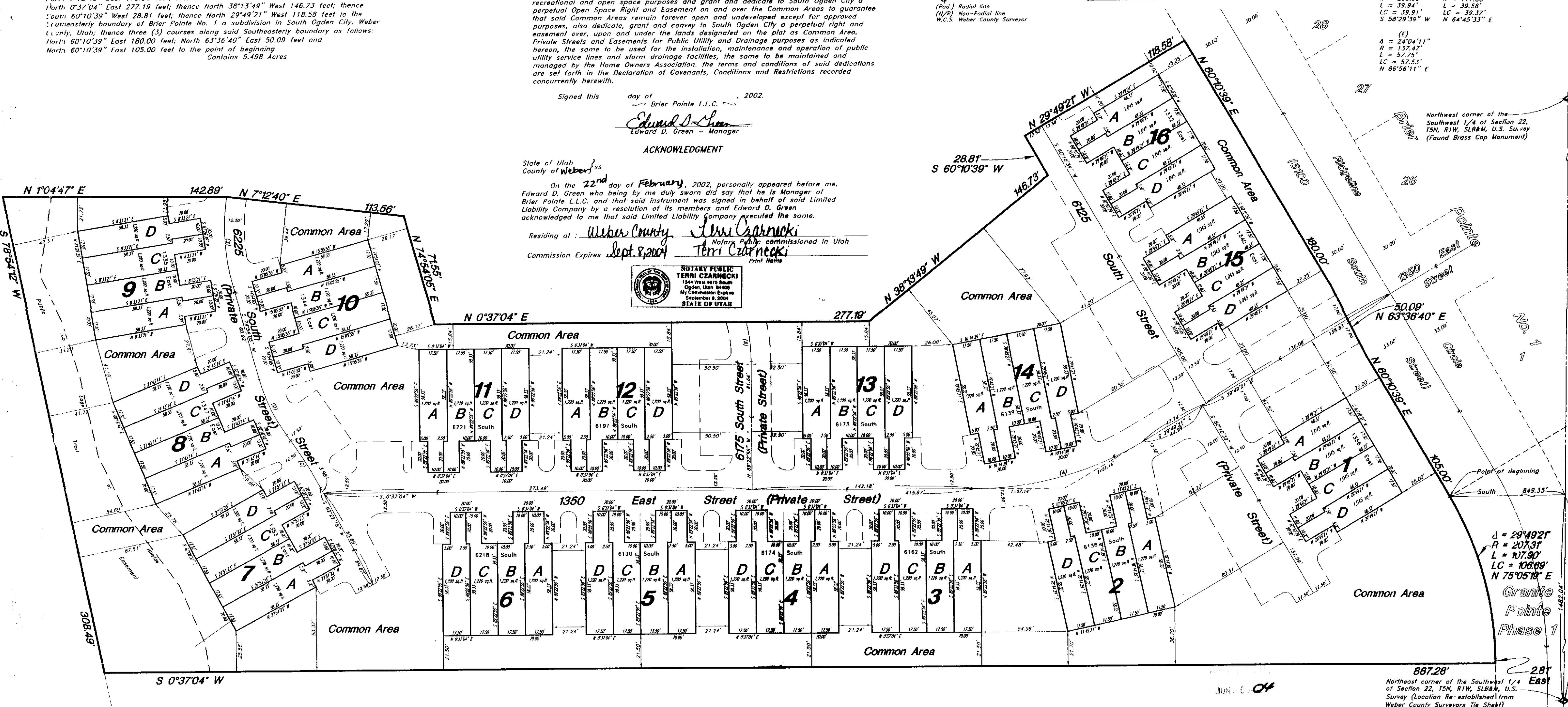
Scale: 1" = 30'

- Set Nail in Curb
- Found Rebar & Cap w/ T-post
- Set 5/8" Rebar (24" Long) & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- W.C.S. Weber County Surveyor



CENTERLINE CURVE DATA

(A)	(B)
Δ = 30°26'25"	Δ = 13°07'17"
R = 210.02'	R = 110.28'
L = 111.58'	L = 25.25'
LC = 110.28'	LC = 25.20'
N 14°36'09" W	N 84°03'30" W
(C)	(D)
Δ = 74°5'17"	Δ = 20°17'04"
R = 295.09'	R = 111.80'
L = 39.94'	L = 39.58'
LC = 39.91'	LC = 39.33'
S 58°29'39" W	N 64°45'33" E
(E)	
Δ = 24°04'11"	
R = 137.47'	
L = 57.75'	
LC = 57.53'	
N 86°56'11" E	



Δ = 29°49'21"
R = 207.31'
L = 117.80'
LC = 106.69'
N 75°05'18" E

SOUTH OGDEN CITY PLANNING COMMISSION
Approved by the South Ogden City Planning Commission on the 14 day of March, 2002.

Chair

SOUTH OGDEN CITY ATTORNEY
I have examined the foregoing plat and description of Brier Ridge P.R.U.D. Phase No. 1 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 28 day of Feb 23, 2002.

SOUTH OGDEN CITY ENGINEER
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plat and dedication have been complied with.

Signed this 26th day of February, 2002.

SOUTH OGDEN CITY APPROVAL

This is to certify that this plat and dedication of this plat along with the dedication of all streets, easements and Public Improvement Guarantees were duly approved and accepted by the City Council of South Ogden City, Utah this _____ day of _____, 2002.

Attest: Mayor

SOUTH OGDEN PUBLIC WORKS DIRECTOR
I have examined the foregoing plat of Brier Ridge P.R.U.D. Phase No. 1, as it pertains to the improvement standards and ordinances now in force and in my opinion it complies with such development requirements.

Signed this 18 day of Feb, 2002.

WEBER COUNTY RECORDER
ENTRY NO. 1836080 FEE PAID \$95.00 FILED FOR RECORD AND RECORDED 25-MAR-2002 AT 3:58 PM IN BOOK 55 OF OFFICIAL RECORDS, PAGE 59 RECORDED FOR Brier Ridge LLC
Doug Crofts
WEBER COUNTY RECORDER
BY: KARL B. LITTLE